



8

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JUNE 4, 2014

SUBJECT: S13-09 BORDEAUX; REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 46 SINGLE FAMILY HOME LOTS ON APPROXIMATELY 31.4 ACRES OF REAL PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF HIGLEY ROAD AND SAN TAN BOULEVARD IN THE SINGLE FAMILY – 15 ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

To allow for a new subdivision per the Land Development Code.

RECOMMENDED MOTION

Approval of the Preliminary Plat for Bordeaux, approximately 31.4 acres consisting of 45 single family lots, generally located east of the southeast corner of Higley Road and San Tan Boulevard zoned Single Family – 15 (SF-15).

APPLICANT/OWNER

Company: Bowman Consulting
Name: Troy Peterson
Address: 3010 N. Priest Dr. #103
Tempe, AZ 85282
Phone: 480-629-8830
Email: tpeterson@bowmanconsulting.com

Company: RH Note, LLC
Name: Daniel Diethelm
Address: 6109 N. Palo Cristi
Paradise Valley, AZ 85253
Phone: 602-692-5650
Email: dandiethelm@gmail.com

BACKGROUND/DISCUSSION

History

May 9, 2006 Town Council annexed 351 acres in case A06-02, Ordinance No. 1738.

September 26, 2006 Town Council zoned the 351 acres annexed in A06-02 to various zoning categories. The project site, Case S13-09, was rezoned to conventional Single Family – 15 zoning district.

Overview

Bordeaux is a 31.4 acre, 45 lot subdivision, east of the southeast corner of Higley Road and San Tan Boulevard in Gilbert, AZ. Currently the property is vacant land zoned SF-15 within the Santan Character Area. This preliminary plat would allow the site to be developed per the SF-15 zoning district development standards.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Residential > 1-2 DU/Acre	Maricopa County
South	Residential > 0-1 DU/Acre	Town of Gilbert Single Family – 15 and Maricopa County Rural - 43
East	Residential > 0-1 DU/Acre	Town of Gilbert Single Family – 15 and Maricopa County Rural - 43
West	Residential > 0-1 DU/Acre	Town of Gilbert Single Family – 15
Site	Residential > 0-1 DU/Acre	Town of Gilbert Single Family – 15

Pre-Plat Summary

The proposed preliminary subdivision plat is in line with or exceeds the standards of the SF-15 zoning district. Setback requirements follow the Land Development Code, which requires a minimum of a 15,000 square foot lot to maintain a minimum 30' front and rear yard setback and 15' side yard setbacks.

The drainage for the project is proposed to be held in a series of basins with drywells. A majority of the drainage flows north to the large retention basin along San Tan Boulevard. The large open space at the south is transected with fissures and is not ideal for drainage due to grade or geology.

The streets within the preliminary plat meet Town Standards except for 172nd Street, which has been modified per Town on of Gilbert Traffic Engineering to accommodate two way collector traffic needs on

the half width dedication. The General Plan shows 172nd Street as a future collector street and the developer is dedicating a 40' half width right-of-way. The 172nd Street half-width right-of-way cross-section dimensions on the preliminary plat have a typographical error. The pavement width, not including curb and gutter should be shown as 21' not 24'. The land to the east, for approximately 625' at San Tan Boulevard and 172nd Street, is private property and not accessible for public access. Once past that property, the east half width right-of-way is already dedicated. At the southeast corner of the Bordeaux, 172nd Street has to transition to a half width right-of-way on the east side of the centerline all of the way to Hunt Highway. The existing improvements on the east side only include asphalt.

The question has been raised as to when the Town of Gilbert may schedule a Capital Improvement Project to complete the entire 172nd Street right-of-way improvements or could an interim project be designed/scheduled that would add a sidewalk and lighting along the southern portion of 172nd Street. The neighbors to the east and south are concerned that the construction of 172nd Street will substantially increase traffic between San Tan Boulevard and Hunt Highway. There are no existing sidewalks so pedestrians, equestrians, and bicyclists use the existing pavement as a walk/bikeway. With no street lights, the road is extremely dark at night and there is concern about traffic counts, vehicular speed and the potential for accidents. The Town Traffic Engineer is looking into the options and will speak to the issues at the Planning Commission Hearing.

Open Space Plan

Keeping in character with the Santan Character Area was a major driving force of the design of the open space within the project. Two large open space tracts, Tracts A and B, are shown along San Tan Boulevard with orange trees lining the street, wide retention basins providing separation between the collector street and the homes. The subdivision provides a linear open space, studded with bollard lighting through the center from north to south, connecting the entry to Tract O at the south where play amenities are located. During Construction Document Review, a soils report will need to be provided demonstrating that the soils/fissures beneath the proposed ramada and play structure are capable of supporting the open space amenities as planned.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

The Town has received comment from several members of the public expressing concern regarding, future traffic on 172nd Street, lack of improvements for all of 172nd Street, access to 172nd Street and the fact that the GIS/NOPH did not identify local residential and all collector streets.

Staff has listened to the neighbors and is studying options that may alleviate some of the issues. The options will be discussed at hearing.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S13-09 Bordeaux Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and **S13-09**, Bordeaux, approximately 31.4 acres consisting of 45 single family lots, generally located east of the southeast corner of Higley and San Tan Boulevard zoned Single Family - 15 (SF-15), subject to the following conditions;

1. The Final Plat for Bordeaux shall be in substantial conformance with Exhibit 3, Bordeaux approved by the Planning Commission at the June 4, 2014 public hearing and Exhibit 4, the Open Space Plan to be approved by the Design Review Board on June 12, 2014.
2. The required back of curb to centerline dimension should be 21' not 23' as shown on the Preliminary Plat Exhibit, Attachment 4.
3. The Landscape Plans depict the ramada and play structure constructed on top of a known fissure. Construction document submittal shall include a soils report with analysis regarding the soil stability and the location's viability for any vertical construction or the structures shall be relocated.

Respectfully submitted,

Amy Temes
Senior Planner

Attachments:

Attachment 1 Notice of Public Hearing
Attachment 2 Aerial Photo
Attachment 3 Preliminary Plat
Attachment 4 Open Space Plan

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, June 4, 2014* TIME: 6:00 PM

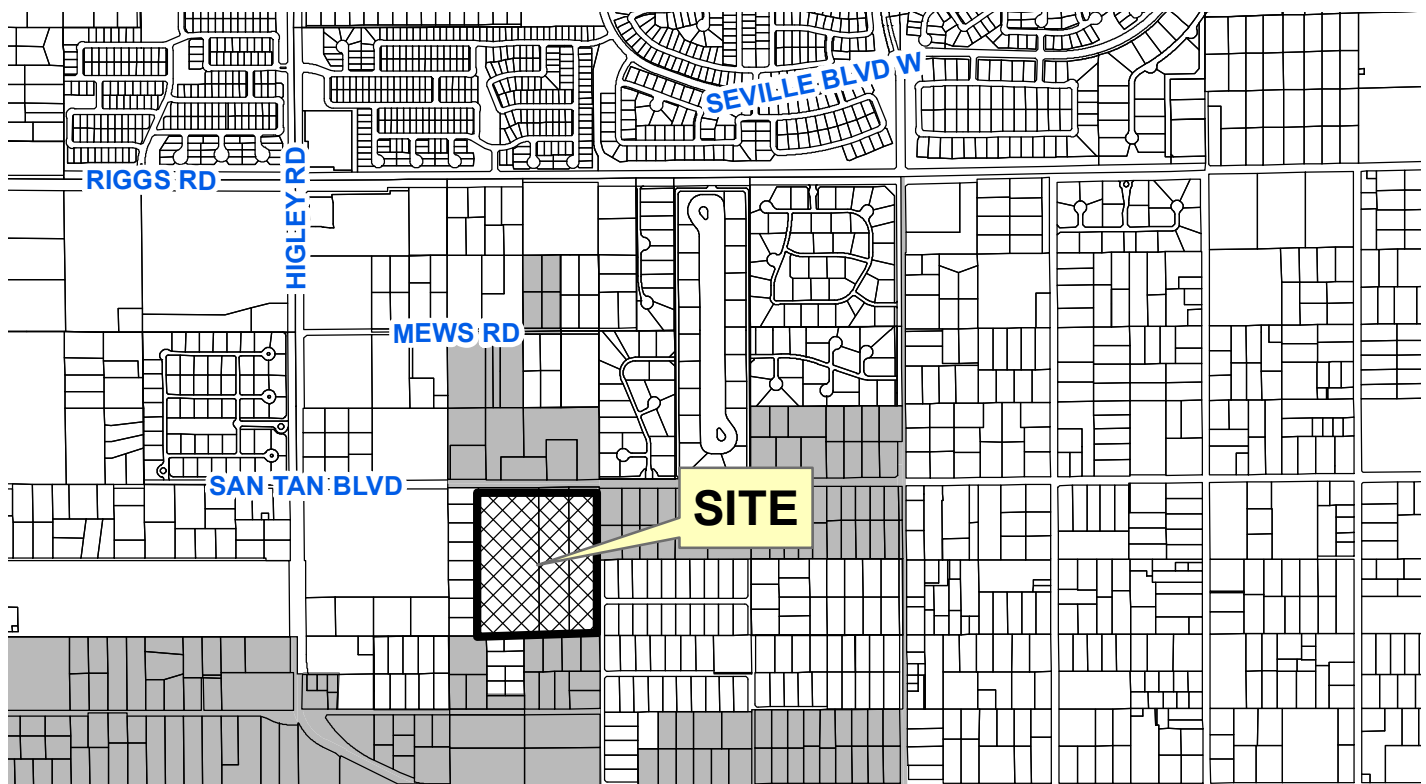
LOCATION: Gilbert Municipal Center
50 E. Civic Center Drive
Gilbert, Arizona 85296

* Call Planning Department to verify date and time: (480) 503-6700

REQUESTED ACTION:

S13-09: Bordeaux - Request to approve a Preliminary Plat and Open Space Plan for Bordeaux for 45 home lots (Lots 1-45) on approximately 31.4 acres of real property generally located east of the southeast corner of Higley Road and San Tan Boulevard in the Single Family - 15 (SF-15) zoning district.

* The application is available for public review at the Town of Gilbert Development Services division M-Th-7:00-6:00.

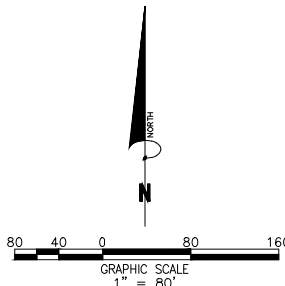
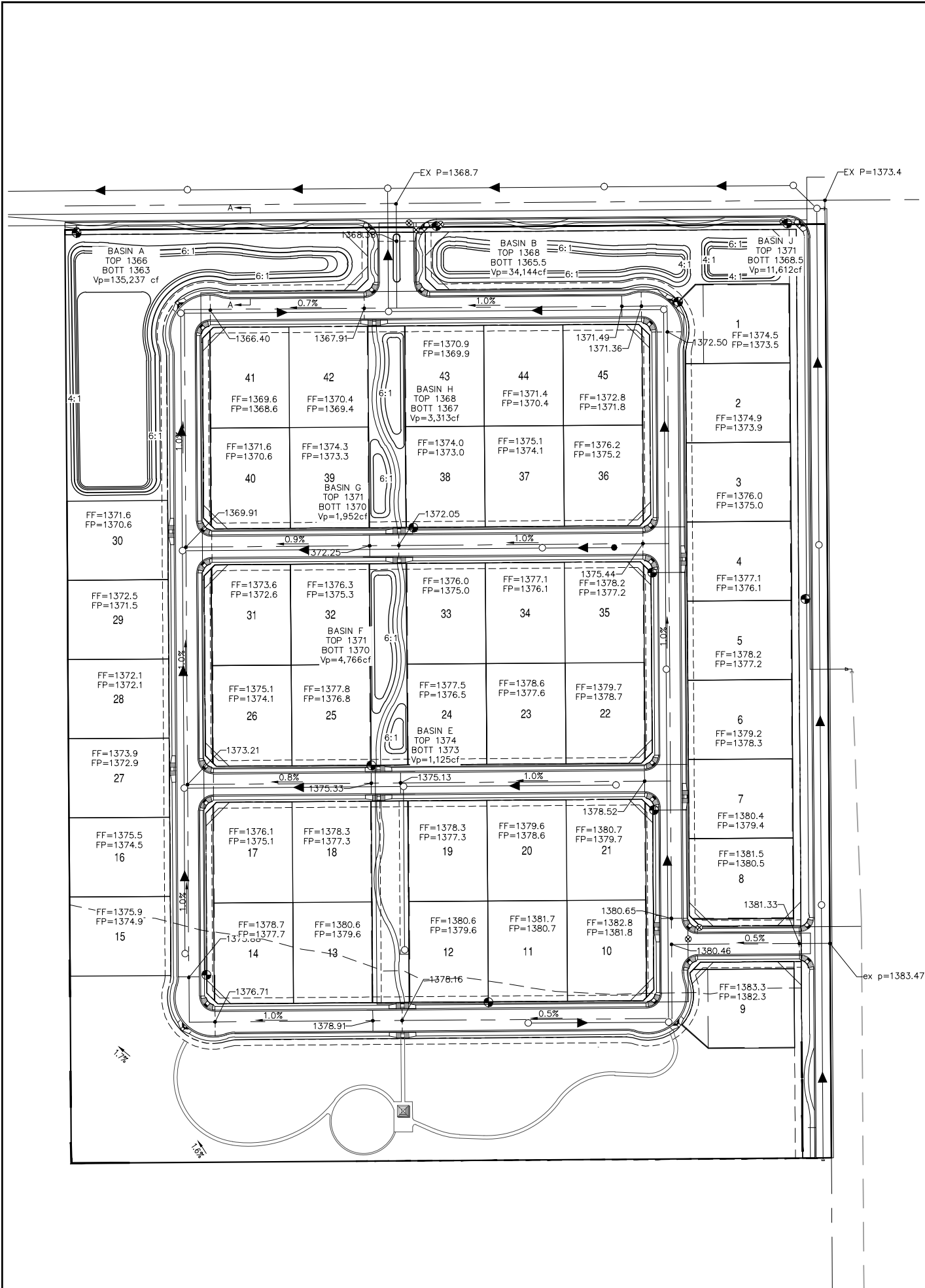


APPLICANT: Bowman Consulting
CONTACT: Troy Peterson
ADDRESS: 1295 W. Washington St., Suite 108
Tempe, AZ 85281

TELEPHONE: 480-629-8830
EMAIL: tpeterson@bowmanconsulting.com

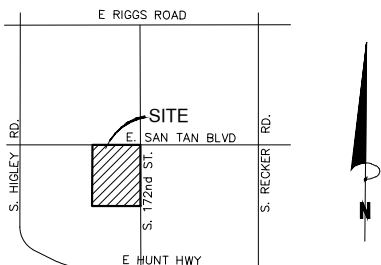
S13-09: Bordeaux
Attachment 2 - Aerial





LEGEND

- SUBJECT PROPERTY
- SECTION LINE
- PARCEL LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- OHE OVER HEAD ELECTRIC
- CHAIN LINK FENCE
- BARB WIRE FENCE
- PAVEMENT
- FOUND BRASS CAP IN HANDHOLE AS NOTED
- FOUND BRASS CAP FLUSH AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR W/ CAP & TAG RLS# 50640 OR AS NOTED
- POWER POLE
- DOWN GUY
- DRAINAGE FLOWS
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE RISER
- SIGN
- E/P EDGE OF PAVEMENT
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- M.C.R. MARICOPA COUNTY RECORDS
- B.L.M. BUREAU OF LAND MANAGEMENT
- GDACS GEODETIC DENSIFICATION AND CADASTRAL SURVEY
- BWF BARBED WIRE FENCE
- DOT DEPARTMENT OF TRANSPORTATION



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
1295 W WASHINGTON ST., SUITE 108
TEMPE, AZ 85281
PHONE: 480.629.8830
CONTACT: TROY PETERSON

DEVELOPER

4GROUP / RL NOTE LLC
PO BOX 32097
PHOENIX, AZ 85064
PHONE: 480.425.0101
CONTACT: DAN DIETHELM

SHEET INDEX

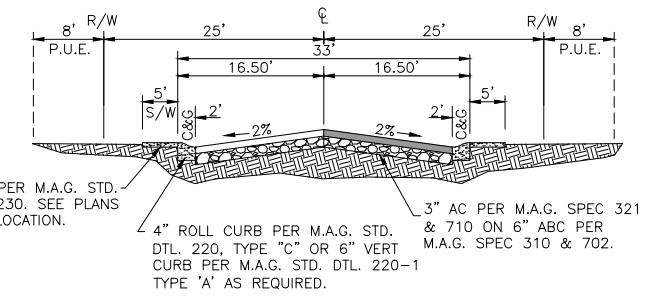
GD01 PRELIMINARY GRADING & DRAINAGE PLAN

BASIS OF BEARING

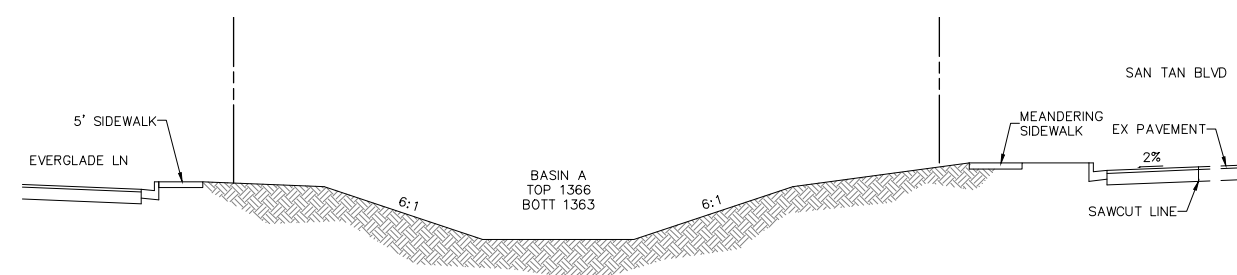
BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 34 MINUTES 10 SECONDS EAST

SITE DATA		
GROSS AREA	1,369,807 sf	31.446 Ac
NET AREA	1,338,689 sf	30.732 Ac
RETENTION CALC'S		
VOLUME REQUIRED	200,484 cf	
VOLUME PROVIDED	202,495 cf	



TYPICAL LOCAL STREET
N.T.S.



SECTION A-A
N.T.S.

PROJECT NUMBER



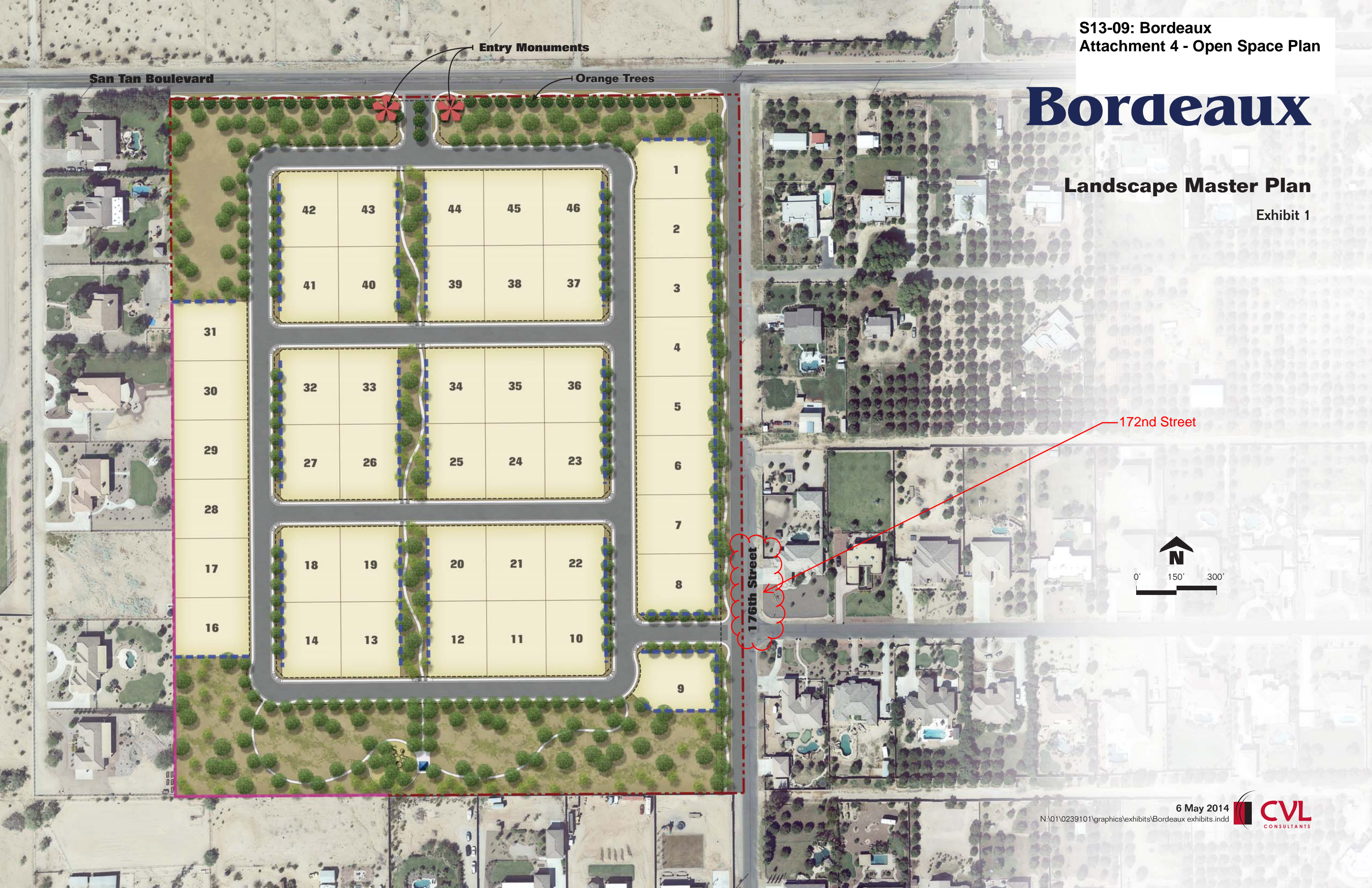
PLAN STATUS

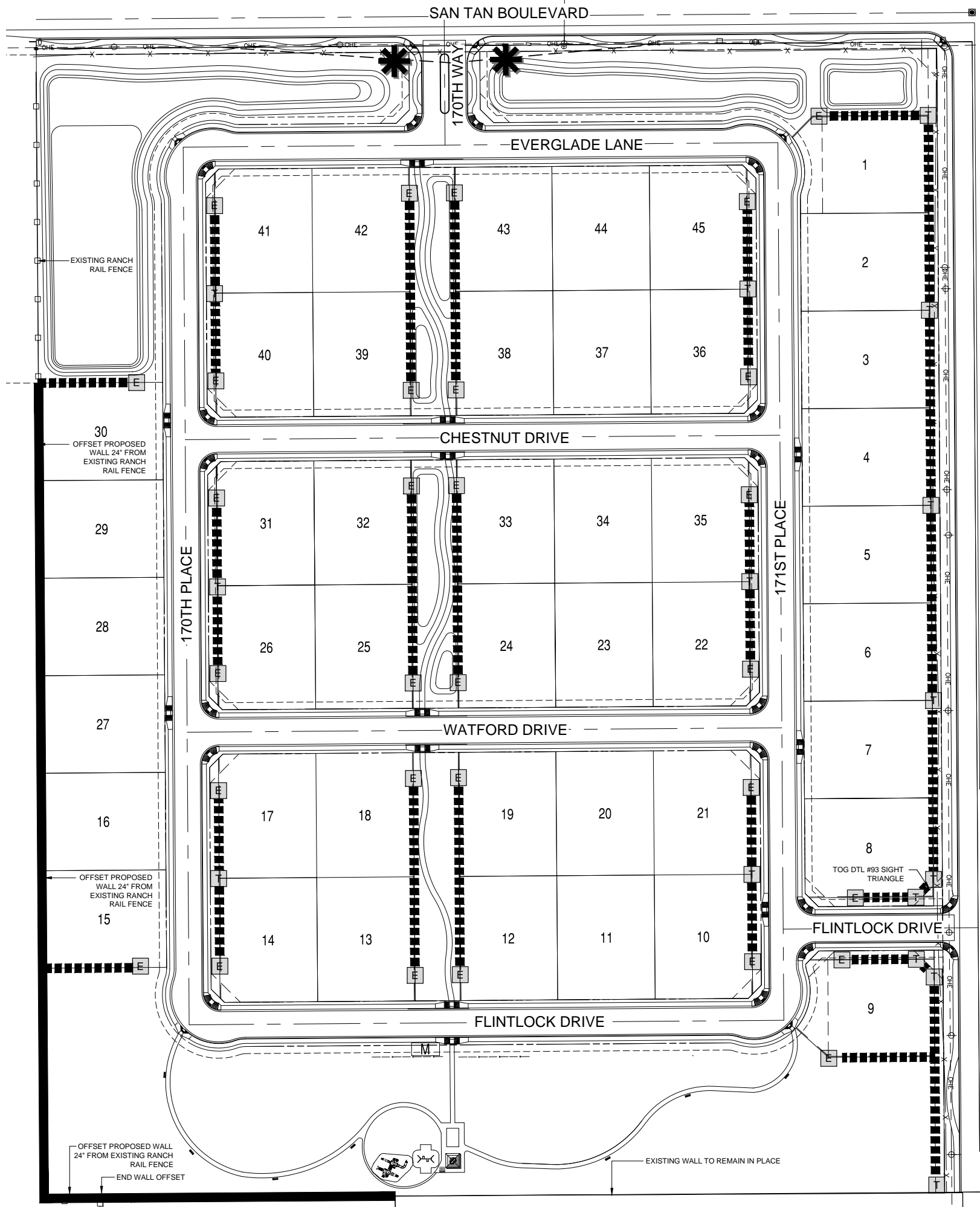
DATE	DESCRIPTION
DESIGN	DRAWN
SCALE	H: V:
JOB No.	9759-01-001
DATE :	05/08/2014

Bordeaux

Landscape Master Plan

Exhibit 1





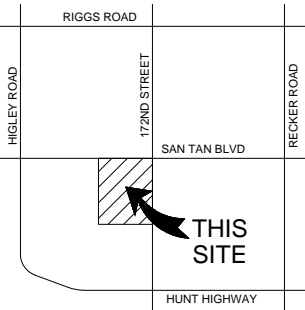
WALL LEGEND

- 4" FENCE BLOCK WALL
- THEME WALL
- THEME COLUMN
- END WALL COLUMN
- MAIL BOX UNIT
- ENTRY MONUMENT

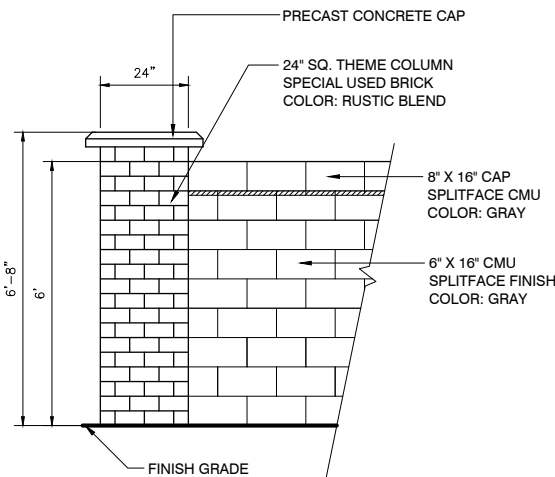
BORDEAUX
PRELIMINARY
WALL PLAN

PREPARED FOR:
4GROUP / RL NOTE, LLC.
P.O. BOX 32097
PHOENIX, AZ 85064
PHONE: (480) 425.0101
CONTACT: DAN DIETHELM

PREPARED BY:
COE & VAN LOO,
CONSULTANTS, INC
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4786
FAX: (602) 285-4709
CONTACT: EARL J. SWETLAND

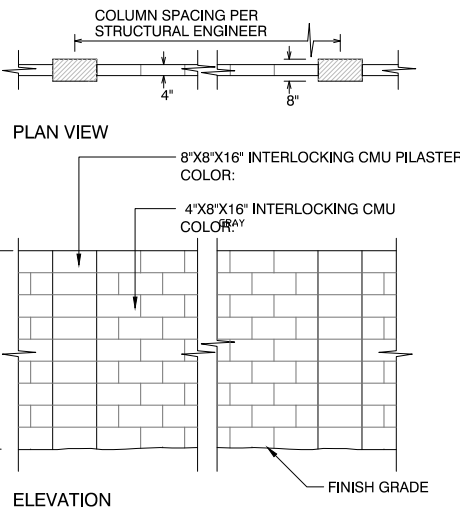


VICINITY MAP
N.T.S.



1 6" THEME WALL WITH BRICK COLUMNS
1/2" = 1'-0"

P-RE-BOR-76



2 4" FENCE BLOCK WALL
3/8" = 1'-0"

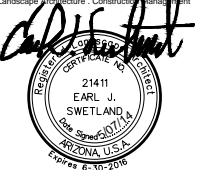
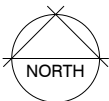
C-HA-01



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvl.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

PRELIMINARY
WALL PLAN

06.21.2013
0 60 120 180 feet
SCALE: 1" = 60'
N:\01\0239101\Cap\LS.PRELIM.WALL.0239101.dwg



PWP.101
1 of 1

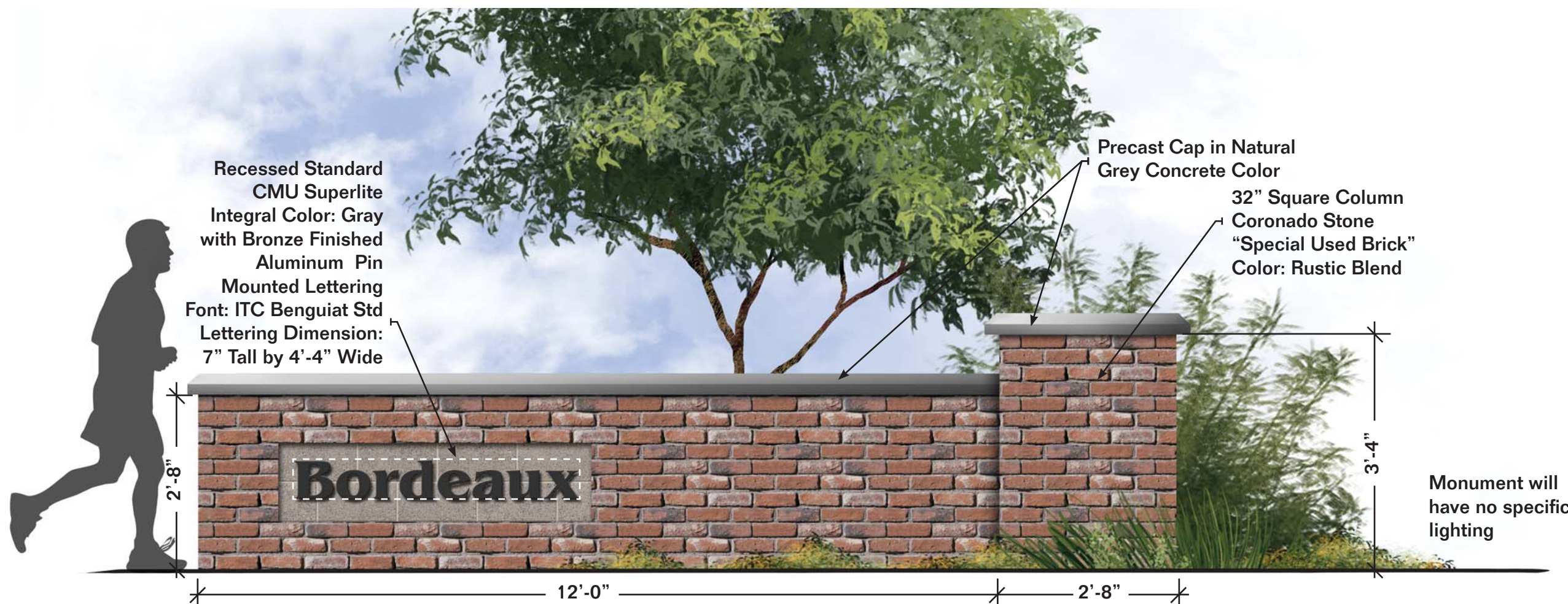


Bordeaux

Entry Monument & Walls

Exhibit 2

6' Theme Wall

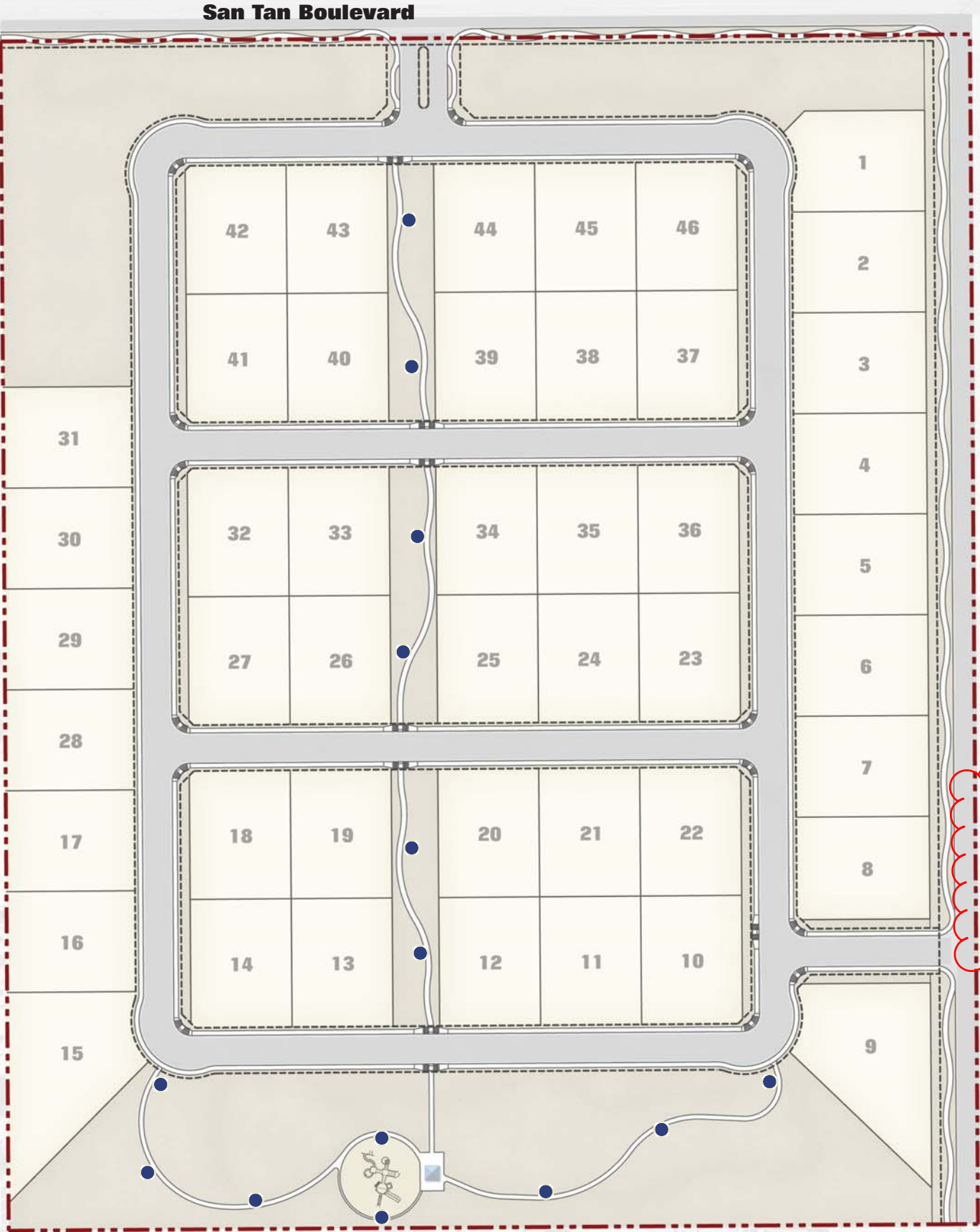


Entry Signage Monument

Bordeaux

Lighting Master Plan

Exhibit 3



172nd Street

176th Street

Legend

● Bollard Light

N

0' 150' 300'



Trash Receptacle
Vendor: **Victor Stanley** (or equal)
Model: Greensites Series RHF-24
Color: Tavern Square Green
Details: 24 Gallon. Black plastic liner. Surface mount. Recycled plastic slats. Slat color: Walnut. With optional tapered formed lid.
Catalog: Greensite Series; pg 1



Picnic Table
Vendor: **Victor Stanley** (or equal)
Model: Greensites Series CM-56.
Color: Tavern Square Green
Details: Inground mount. 6ft table and two benches. Recycled plastic slats. Slat color: Walnut.
Catalog: Greensite Series; pg 3



Bench
Vendor: **Victor Stanley** (or equal)
Model: Greensites Series CM-138
Color: Tavern Square Green
Details: 6ft bench. Surface mount. Recycled plastic slats. Slat color: Walnut.
Catalog: Greensite Series; pg 1

Shade Sail
Vendor: **Sun Ports**
Model: Hip
Steel Color: Green
Catalog: http://www.sunports.com/products/details.aspx?product_id=834



Ramada
Vendor: **Classic Recreation Systems, Inc**
Model: Denver
Color: CMU to match walls.
Steel Roof Color: Cool Dark Bronze
Catalog: page 23



LED Bollard Light
Vendor: **Gardco Lighting** (or equal)
Model: BRM833B Dome Top Louver
Color: Beige
Catalog: LED Bollards: Landscape and Pathway Lighting; pg 10-11



BBQ Group Grill
Vendor: **Kay Park** (or equal)
Model: SPD450 Grill
Color: Black
Catalog: Page 19

Bordeaux

Materials Board

Exhibit 4



Superlite
Standard CMU Block
Color: Gray



Superlite
Splitface CMU Block
Color: Gray



Coronado
Special Used Brick
Color: Rustic Blend



Shadecloth
Vendor: **POLYFX**
Color: Sandstone



SITE DATA TABLE

PLAY STATION COUNT

PLAY STATIONS (REQUIRED)	12
PLAY STATIONS (PROVIDED)	3
PLAY STATION BREAKDOWN	

RIGHT OF WAY AREA TABLE

GENERAL NOTES:

1. THE EXISTING OVERHEAD POWER LINES ALONG SAN TAN BOULEVARD WILL BE PLACED UNDERGROUND. THE EXISTING OVERHEAD POWER LINES ALONG 172ND STREET WILL REMAIN.
2. THE PLANT MATERIAL USED ALONG 172ND STREET UNDER THE OVERHEAD POWER LINES SHALL BE SELECTED FROM SRP'S APPROVED TREE AND SHRUB LIST.
3. 36" BOX TREES WILL BE PLANTED ADJACENT TO THE ENTRY MONUMENTS ON SAN TAN BOULEVARD.

BORDEAUX

PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:

4GROUP / RL NOTE, LLC.
P.O. BOX 32097
PHOENIX, AZ 85064
PHONE: (480) 425.0101
CONTACT: DAN DIETHELM

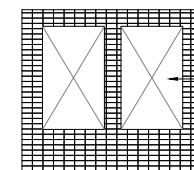
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PHOENIX, AZ 85014
PHONE: (602) 285-4786
FAX: (602) 285-4709
CONTACT: EARL J. SWETLAND



TRACT AREA TABLE

TRACT #	USE	AREA (S.F.)	AREA (AC.)
A	OPEN SPACE, DRAINAGE AND LANDSCAPE	74,295.48	1.7056
B	OPEN SPACE, DRAINAGE AND LANDSCAPE	40,008.72	0.9185
C	OPEN SPACE AND LANDSCAPE	645.47	0.0148
D	OPEN SPACE AND LANDSCAPE	2,600.00	0.0597
E	OPEN SPACE, DRAINAGE AND LANDSCAPE	14,196.46	0.3259
F	OPEN SPACE AND LANDSCAPE	2,600.00	0.0597
G	OPEN SPACE AND LANDSCAPE	2,599.88	0.0597
H	OPEN SPACE, DRAINAGE AND LANDSCAPE	14,224.32	0.3265
I	OPEN SPACE AND LANDSCAPE	2,600.00	0.0597
J	OPEN SPACE AND LANDSCAPE	2,600.00	0.0597
K	OPEN SPACE, DRAINAGE AND LANDSCAPE	14,224.33	0.3265
L	OPEN SPACE AND LANDSCAPE	2,600.00	0.0597
M	OPEN SPACE AND LANDSCAPE	1,350.00	0.0310
N	OPEN SPACE AND LANDSCAPE	1,351.14	0.0310
O	OPEN SPACE AND LANDSCAPE	181,570.92	4.1563
P	OPEN SPACE AND LANDSCAPE	9,673.49	0.2221
Q	OPEN SPACE AND LANDSCAPE	2,730.92	0.0627



FINISH GRADE

THE EXACT NUMBER OF KIOSKS SHALL BE DETERMINED BY THE SERVICE

1 CLUSTER MAILBOX - BRICK FINISH



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PRELIMINARY

LANDSCAPE PLAN

06.21.2013



SCALE: 1" = 60'



PLS.101
1 of 1